

Date: February 10, 2025

To: **Mayor and Council**

Name and title: Mandy Jones, Manager of Development Services/Acting Director of Planning and Development

Subject: Zoning Bylaw Amendment Application No. RZ100832 (Bylaw No. 9519)

Applicant: L&M Engineering Ltd. for Westcan Property Ltd., Inc. No. BC1036637

Location: 9153 Twinberry Drive

Attachments: Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9519
Supporting Documents:

- Public Consultation Summary Report
- Letters of Support
- Riparian Assessment
- Traffic Impact Study
- Servicing Brief

Recommendations:

That Council:

1. GIVES FIRST THREE READINGS of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9519, 2024."
2. PERMITS that consideration of Final Reading of proposed Bylaw No. 9519, 2024 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Registration of Section 218 Statutory Right of Way on the legal title of the South East ¼ of District Lot 2432, Cariboo District, Except Plans 20571, PGP39486, PGP40491 and BCP28538 that grants a right of way to provide the City with access to existing infrastructure on the subject property.
 - b. Registration of Section 219 Covenant on the legal title of the South East ¼ of District Lot 2432, Cariboo District, Except Plans 20571, PGP39486, PGP40491 and BCP28538 that prohibits the placement of CAN/CSA Z240 MH standard mobile homes and limits density to 15 units per hectare.
 - c. Registration of Section 219 Covenant on the legal title of the South East ¼ of District Lot 2432, Cariboo District, Except Plans 20571, PGP39486, PGP40491 and BCP28538 that prohibits Building Permit issuance until such a time that the required water and sanitary sewer improvements identified in the Servicing Brief prepared by L&M Engineering, dated February 7, 2025, have been completed to the satisfaction of Administration.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Director of Planning and Development.

Purpose:

The applicant is proposing to rezone an approximately 11.2 ha portion (subject area) of 9153 Twinberry Drive (subject property) to facilitate the development of a manufactured home park. As such, the applicant has applied to rezone a 10.6 ha portion of the subject area from RS2: Single Residential, RM1: Multiple Residential, RM3: Multiple Residential, and AG: Greenbelt to RM9: Manufactured Home Park, as shown on Appendix “A” to Bylaw No. 9519. This application also proposes to adjust the existing AG: Greenbelt zone boundary to incorporate additional land containing significant slopes and a riparian area by rezoning an approximately 0.6 ha portion of the subject area from RS2: Single Residential, RM1: Multiple Residential, and RM3: Multiple Residential to AG: Greenbelt, as shown on Appendix “A” to Bylaw No. 9519.

The remaining 41.2 ha of the subject property is not included in the proposed rezoning and will remain split zoned W: Water Recreational, AF: Agriculture and Forestry, RS2: Single Residential and AG: Greenbelt.

Background:

Site Characteristics

Location	9153 Twinberry Drive
Legal Description	South East ¼ of District Lot 2432, Cariboo District, Except Plans 20571, PGP39486, PGP40491 and BCP28538
Current Use	Vacant Land
Subject Property Size	52.4 ha (129.5 acres)
Subject Area	11.2 ha (27.7 acres)
Future Land Uses	Neighbourhood Residential; Rural Resource; Parks and Open Space
Growth Management Class	Phase 1; Phase 2; Rural Resource
Servicing	City services available

Zoning (see Appendix “A” to Bylaw No. 9519)

Current Zoning	AF: Agriculture and Forestry; AG: Greenbelt; RM1: Multiple Residential; RM3: Multiple Residential; RS2: Single Residential; W: Water Recreational
Proposed Zoning	AF: Agriculture and Forestry; AG: Greenbelt; RM9: Manufactured Home Park; RS2: Single Residential; W: Water Recreational

Surrounding Land Use Table

North	Vacant Agricultural Property
South	Residential; Vacant Agricultural Property
East	Vacant Agricultural Property
West	Residential; Twinberry Drive

Relevant Applications:

Zoning Bylaw Amendment No. RZ100778 (Bylaw No. 9370, 2023): In April 2023, Council denied Third Reading of Bylaw No. 9370, 2023 which proposed to rezone an approximately 11.0 ha portion of the subject property from RS2: Single Residential, RM1: Multiple Residential, RM3: Multiple Residential, AG: Greenbelt and AF: Agriculture and Forestry to RM9: Manufactured Home Park for the development of a manufactured home park. This application also proposed to adjust the existing AG: Greenbelt zone boundary to include approximately 0.5 ha of additional land containing significant slopes.

This application was denied following concerns related to the preservation of wildlife habitat and form and character of the proposed development. The applicant has revised their proposal within the current application to address these concerns.

Strategic Priorities:

This application is consistent with Council's strategic priority for economic diversity and growth.

Policy / Regulatory Analysis:

Official Community Plan

Future Land Use

The subject area is designated Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). This designation encourages infill and redevelopment while maintaining a similar scale of housing typical to the existing neighbourhood (OCP Policy 8.3.45). The Neighbourhood Residential designation supports a wide range of housing forms having densities of less than 22 units/ha (OCP Policy 8.3.59).

The applicant is proposing to develop a manufactured home park that maintains a similar scale of single detached housing typical of the existing neighbourhood (OCP Policy 8.3.62). This application will facilitate incremental, infill development and will retain the existing natural wetland (OCP Policy 8.3.48 and 8.3.51). The applicant has offered to register a Section 219 Covenant limiting density of the proposed manufactured home park from 22 units/ha to 15 units/ha and prohibiting the placement of CAN/CSA Z240 MH standard mobile homes. This covenant is intended to address concerns brought up through the previous rezoning application and will help to reduce the intensity of development while maintaining a similar scale of single detached housing typical of the existing neighbourhood to the west of the subject property.

Administration supports this application, as the proposed manufactured home park is consistent with the Neighbourhood Residential designation and OCP Policy.

Growth Management

The subject area is designated as Phase 1 in Schedule B-4: Growth Management of the OCP. This designation intends to guide gradual expansion adjacent to existing urban areas and close to identified Neighbourhood Centres (OCP Policy 8.1.13). OCP Policy supports infill and redevelopment in existing neighbourhoods (OCP Policy 8.3.45). The subject area is adjacent to Meadow Rim Way and an existing residential neighborhood, and as such is consistent with the Phase 1 designation for gradual expansion adjacent to existing urban areas.

Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Development Permit

Should this application be approved, the applicant will be designated within a Multiple Residential Form and Character Development Permit area. This Development Permit area is intended to diversify housing stock options that provide for an appropriate level of design and site layout compatible with and complementary to adjacent uses; considers the human scale; and provides the City with the ability to tailor new multiple residential area sites to local site conditions and area character. Through the Development Permit process, the City will review the application to ensure that the proposed development aligns with design guidelines and enhances the built environment (OCP Policy 8.2.10).

City of Prince George Housing Needs Report

The [City's Housing Needs Report](#), updated in December 2022, notes the need for a variety of housing types. The proposed development would provide manufactured housing options for residents.

Zoning Bylaw

The subject area (11.2 ha) is currently split zoned RS2: Single Residential (9.1 ha), RM1: Multiple Residential (0.1 ha), RM3: Multiple Residential (1.9 ha), and AG: Greenbelt (0.1 ha). The RS2 zone is intended to foster an urban lifestyle on properties larger than 500 m². The RM1 and RM3 zones are intended to provide primarily for multi-family housing forms. Whereas the AG zone is intended to preserve sensitive lands in a natural state such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses. The remaining 41.2 ha of the subject property is not included in the proposed rezoning and will remain split zoned W: Water, AF: Agriculture and Forestry, RS2: Single Residential and AG: Greenbelt.

The applicant has applied to rezone an approximate 10.6 ha portion of the subject area from RS2, RM1, RM3, and AG to RM9: Manufactured Home Park, as shown on Appendix "A" to Bylaw No. 9519. The RM9 zone is intended to regulate manufactured home park uses in a rental or bare land strata format to a maximum residential density of 22 units/ha. This application also proposes to adjust the existing AG: Greenbelt zone boundary to incorporate additional land containing significant slopes and a riparian area by rezoning an approximately 0.6 ha portion of the subject area from RS2: Single Residential, RM1: Multiple Residential, and RM3: Multiple Residential to AG: Greenbelt, as shown on Appendix "A" to Bylaw No. 9519.

The subject property is currently vacant and can be accessed by Meadow Rim Way, Twinberry Drive or Fisher Road. The subject property is bound by undeveloped AF: Agriculture and Forestry land to the north and east, single detached residential to the west, and rural residential to the south. The surrounding area is a mix of AF, RS2, RS2m and AR3 zones with varying lot sizes and forms including single residential and manufactured housing. The applicant is proposing to facilitate the development of a manufactured home park on the approximately 10.6 ha portion of the subject area proposed as RM9. The applicant has provided a Traffic Impact Study to the satisfaction of Administration, which indicates that no offsite traffic improvements are required as a result of this application. Through the Development Permit process, the City will review the proposed Manufactured Home Park for quality of design to ensure it is designed to reflect local identity, align with design guidelines, and enhance the built environment (OCP Policy 8.2.10).

As the proposed RM9 zone allows for a comprehensive multi-family development utilizing manufactured housing consistent with the surrounding area and policy direction of the OCP, Administration is supportive of this application.

Other Considerations:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns about this application.

Property Title

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

As the owner of the subject property is a registered company, a BC Company Search has been conducted to provide the names of the company directors. The following is provided for Council's information:

Incorporation Number	BC1036637
Name of Company	Westcan Property Ltd.

Director Information	Wankel, Lindsay Wankel, James
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Form & Character

The applicant has volunteered to register a Section 219 Covenant to prohibit the placement of CAN/CSA Z240 MH standard mobile and to limit the residential density of the subject area to 15 units per hectare. This covenant is intended to address concerns brought up through the previous rezoning application and will help to reduce intensity and ensure the subject property remains consistent with the form and character of the surrounding, predominantly single detached residential neighbourhood to the west of the subject property.

Riparian Assessment

A Riparian Assessment has been prepared by Triton Environmental, dated August 27, 2024, and is attached as a supporting document. The assessment indicates an appropriate Riparian Management Area including a 15.0 m buffer around potentially sensitive areas. The proposed AG: Greenbelt zone boundary adjustment reflects the Riparian Management Area outlined in the assessment.

Traffic Impact Study

A Traffic Impact Study prepared by L&M Engineering, dated January 3, 2025, has been submitted to the satisfaction of Administration. No offsite traffic improvements are required as a result of this application. The Traffic Impact Study is attached to this report as a supporting document.

Servicing Brief

A Servicing Brief prepared by L&M Engineering, dated February 7, 2025, has been submitted to the satisfaction of Administration. The Servicing Brief identifies capacity challenges with water and sanitary sewer, and recommends that no building shall take place until the required water and sanitary sewer improvements have been completed. The Servicing Brief is attached to this report as a supporting document.

The Servicing Brief also indicates that an existing stormwater pond on the subject property currently receives stormwater from the existing Meadow Rim Way neighbourhood. A Section 218 Statutory Right of Way is required to grant the City access to the existing 450 mm stormwater pipe and stormwater pond on the subject property for operation and maintenance.

Administration recommends that Final Reading of Bylaw No. 9519 be withheld until a Section 219 No-Build Covenant and a Section 218 Statutory Right of Way is submitted to the satisfaction of Administration and registered on the legal title of the subject property.

Ministry of Transportation and Transit

As per Section 52 of the *Transportation Act*, Bylaw No. 9519 requires the Ministry of Transportation and Transit's approval prior to Final Reading and adoption.

Public Meeting

The applicant voluntarily completed public consultation prior to submitting this application to the City for consideration. The consultation consisted of an open house held on October 9, 2024, as well as the opportunity for neighbours to provide feedback via email. At the open house, the applicant was available to address concerns from the neighbouring property owners. A summary of the public consultation conducted by the applicant is available in the Public Consultation Summary Report attached to this report.

Letters of Support

The applicant has collected letters of support from 49 individuals, residing throughout Prince George. Letters remarked on the need for more housing and the suitability of the subject property for the proposed development. None of the 49 letters collected were from properties immediately adjacent to the subject area and are instead

from other Westcan Property Ltd. residents and various members of the community in support of affordable housing. The letters of support are attached to this report as a supporting document.

Statutory Notification and Public Consultation

In accordance with section 464(2) of the *Local Government Act*, a public hearing regarding this application will not be held as the proposed bylaw is consistent with the “City of Prince George Official Community Plan Bylaw No. 8383, 2011.” As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, in advance of First and Second Reading of the proposed bylaw, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests in property may be affected by this application.

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and “City of Prince George Development Procedures Bylaw No. 9423, 2023”, the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

Alternatives:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9519, 2024 be approved.

Summary And Conclusion:

The applicant has proposed to rezone approximately 10.6 ha of the subject property from RS2, RM1, RM3, and AG to RM9 to facilitate construction of a manufactured home park. To protect potentially sensitive riparian areas and significant slopes, the applicant has also proposed to rezone approximately 0.6 ha of the subject property to AG, as shown on Appendix “A” to Bylaw No. 9519. Administration is supportive of this application for the reasons outlined in this report.

Respectfully Submitted:

Mandy Jones, Manager of Development Services/Acting Director of Planning and Development

Prepared By: Keone Gourlay, Planner 1

Approved:

Walter Babicz, City Manager

Meeting Date: 2025/03/10